

- Legal I Marriott – comments incorporated and noted.
- Finance
- Other Chief Officers
- District Councils Stratford on Avon District Council – see paragraph 2.1.
- Health Authority
- Police
- Other Bodies/Individuals Shipston-on-Stour Town Council – no observations.
County Museum – See paragraph 2.5.
Environment Agency – See paragraphs 2.5, 4.6 and 4.7.

FINAL DECISION **YES/NO** *(If 'No' complete Suggested Next Steps)*

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee - 2nd May 2006

Caudlewell Sewage Pumping Station (SPS), Stratford Road, Shipston-on-Stour - Replacement and Extension

Report of the Strategic Director of Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the replacement and extension of Caudlewell SPS, Stratford Road, Shipston-on-Stour, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director of Environment and Economy.

APPLICATION NO: S4682/06CM005.

RECEIVED BY COUNTY: 6/2/2006.

ADVERTISED DATE: N/A.

APPLICANT: Severn Trent Water Ltd, 2297 Coventry Road, Birmingham, B26 3PU.

AGENT: Stoneleigh Planning, Kingsley House, 63 Holly Walk, Leamington Spa, CV32 4JG.

THE PROPOSAL: Replacement and Extension of Caudlewell Sewage Pumping Station (SPS).

SITE & LOCATION: Caudlewell SPS, Stratford Road, Shipston-on-Stour, Warwickshire.

See plan in **Appendix A**.

1. Application Details

- 1.1 Severn Trent Water Ltd seeks planning permission for the replacement of existing equipment and an extension to the site of Caudlewell SPS. The works, the subject of this application are required for asset renewal.

- 1.2 The existing pumping station site extends to 0.029 hectares. It is proposed to extend the site by a further 0.044 hectares, on land adjacent to the east.
- 1.3 The existing 2.15m high fence around the site would be extended to enclose the enlarged site. This would consist of a chain link fence on cranked concrete posts with three strand barbed wire on top.
- 1.4 The pumping station building is to be retained to house the existing and proposed control equipment.
- 1.5 Additional asset renewal works would be undertaken at Caudlewell SPS for the provision of a below ground wet well, a valve chamber and overflow chamber.
- 1.6 These works would be undertaken in accordance with the terms of The Town and Country Planning (General Permitted Development) Order 1995 respectively.
- 1.7 In addition temporary improvements to the access to the site are proposed for the duration of construction works.

2. Consultations

- 2.1 **Stratford on Avon District Council** – No objections provided conditions are imposed requiring that the access is reinstated to its original width once the development is completed and that the areas of hawthorn hedge which are to be removed are replanted once the development is completed.
- 2.2 **Shipston-on-Stour Town Council** – Wish to make no observations.
- 2.3 **Councillor C Saint** – No comments received as of 18/4/06.
- 2.4 **County Museum** – No objection provided conditions are imposed to protect the hawthorn trees (identified as potential bat habitat) during the period of construction.
- 2.5 **Environment Agency** – Objects to this application on the grounds that a Flood Risk assessment has not been provided to support the application as required by PPG 25.

3. Representations

- 3.1 None received.

4. Observations

Location

- 4.1 Caudlewell SPS extends to 0.029 hectares and is located in attractive undulating countryside some 120 metres to the east of the town of Shipston-on-Stour. Access is gained via a 160 metre long, 2.5 – 3.0 metre wide tarmac road off

Stratford Road (A3400). The surrounding land is under pasture. The River Stour runs along the southern boundary of the site, below the level of the pumping station.

Details

- 4.2 This application seeks planning permission for the enlargement of the existing treatment works site by extending the site eastwards by some 20 metres in order to accommodate underground valve chambers and overflow tanks. In addition it is proposed to enlarge the access onto the Stratford Road and to widen the access track for some 110 metres in order to allow easier access for construction vehicles during the construction period.
- 4.3 In addition to the above mentioned works it is proposed to install an underground rising main linking this site to the Fell Mill Sewage Treatment Works located some 450 metres to the east of the application site. This work involves the removal of approximately 30 metres of field hedgerow necessary to install the pipeline. It should be noted however that these latter works are permitted development and as such are not the subject of planning controls.

Policy

- 4.4 The site is in an isolated rural location. This landscape does not however have any special designations and it is acknowledged that public utility sites such as this will be located away from residential areas and the limits of built up areas in order to limit potential nuisance. There are no local plan policies which would specifically preclude this development. It is therefore considered that this development accords to the provisions of the development plan.

Environment

- 4.5 This development will result in the loss of some areas of hedgerow and a widening of an access and rural track. These works will have some adverse visual impact. However these adverse impacts can be rectified by the imposition of appropriate planning conditions as now recommended. In addition this development will result in the more efficient operation of the SPS and therefore result in significant environmental benefits for the locality, which it is considered, outweigh the temporary adverse impacts which will result from the loss of existing hedgerow vegetation.
- 4.6 The applicants have in response to the Environment Agencies objection to their application submitted a Flood Risk Assessment (FRA) which has been submitted to the Environment Agency for their consideration. The FRA indicates that the new works on site are not at risk from flooding but that the southern section of the site is at risk from a 1:100 year flood event. New works within this area will therefore be compensated for on a level for level basis by excavating a section of land immediately to the east of the site. The creation of new structures at Caudlewell SPS will not increase the amount of impermeable surface area on the site and will therefore not require any further drainage on the site.

- 4.7 The FRA is currently being considered by the Environment Agency and their comments are awaited.

Highway Safety

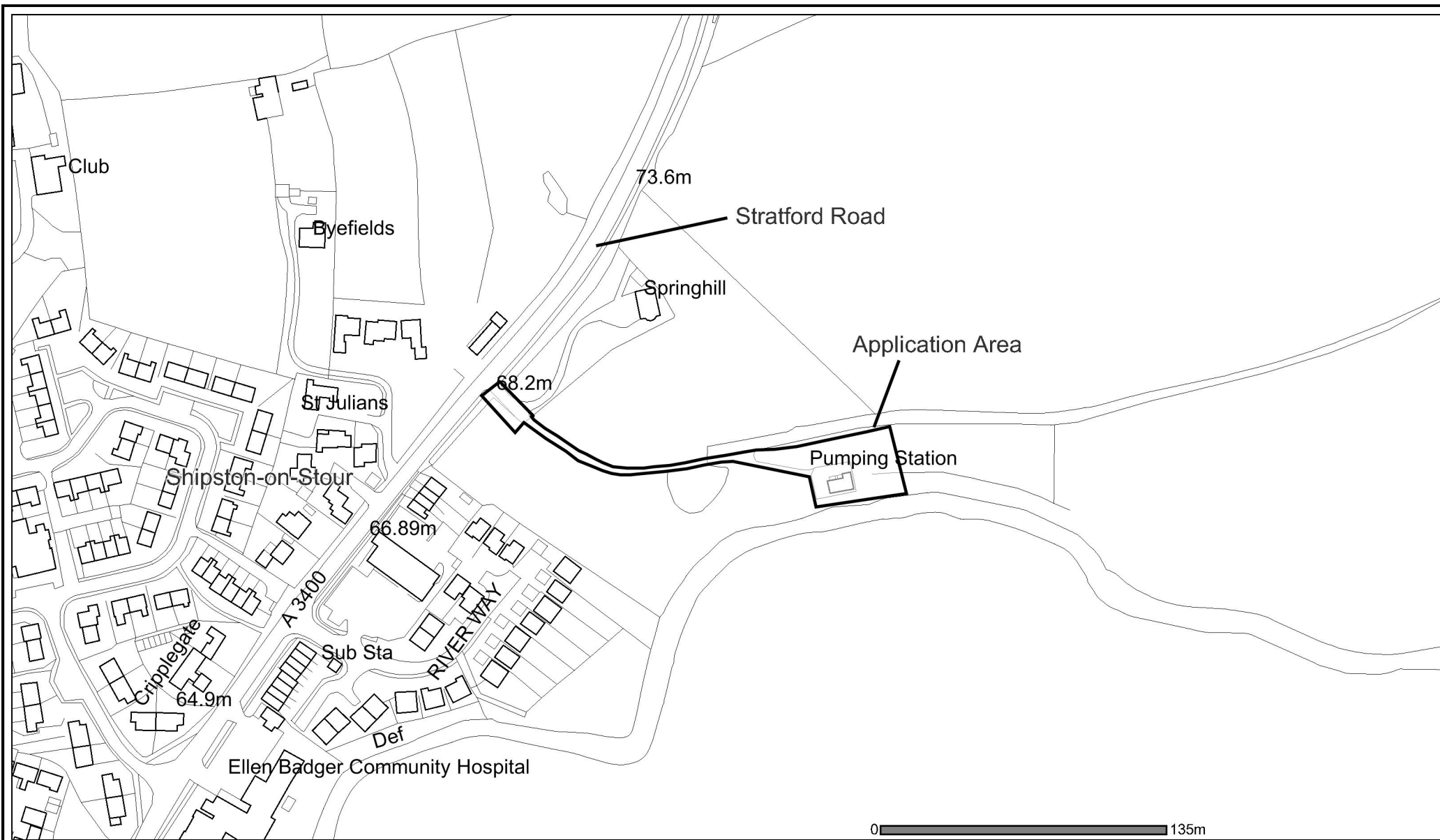
- 4.8 The existing access to the SPS suffers from poor visibility too the north. This problem is the result of the vertical alignment of the main road and cannot be easily solved. There is therefore a possibility that construction traffic will cause a hazard to both themselves and other users of the public highway. This problem can be resolved however by advance warning signs and managing traffic as it enters and exits the site entrance possibly through the installation of temporary traffic lights. Condition 2 is recommended to alleviate this problem. The temporary access improvements are also intended to alleviate this problem by allowing construction traffic to access the site quickly. Once completed traffic flows to and from the SPS will revert to their previous low figure.

Conclusion

- 4.9 It is concluded that the extension of the Caudlewell SPS and the temporary improvement of the access to the site as proposed will have an acceptable impact upon the visual amenities of the locality and will not have an adverse impact upon the local environment.

JOHN DEEGAN
Strategic Director of Environment and Economy
Shire Hall
Warwick

19th April 2006



Scale 1: 2500

Ref No. S4682/06CM005

Drawn Janet Stevens

Regulatory Committee 2nd May 2006

Subject

Replacement Sewage Pumping Station Caudlewell



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Regulatory Committee - 2nd May 2006

Caudlewell Sewage Pumping Station (SPS), Stratford Road, Shipston-on-Stour - Replacement and Extension

Application No: S4682/06CM005

1. The development to which this permission relates shall be commenced not later than three years from the date of this permission.

Pre-commencement

2. The development hereby permitted shall not commence until details of a traffic management scheme to control traffic movements to and from the site and to warn motorists using the Stratford Road of the likely presence of construction traffic on that road has been submitted and approved by the County Planning Authority. The approved traffic management scheme shall be operated for the duration of construction works.
3. The development hereby permitted shall not be commenced until full details of landscape proposals for the site have been submitted to and approved in writing by the County Planning Authority. These details should include a planting plan showing existing trees to be retained along with new planting, written specifications, schedules of plants noting plant locations, species, sizes and proposed numbers and densities where appropriate.

General Operations

4. The development hereby permitted shall not be carried out except in accordance with the submitted application ref: S6482/06CM005, drawing no's T3368801 – CA201, T3368801 CA202, T3368801 CA203, T3368801 – CA014C, T3368801 – CA021 and BWW021/001 and the conditions of this consent.
5. The landscaping scheme approved pursuant to Condition 3 shall be implemented in the first planting season following the completion of the development hereby approved and unless otherwise agreed in writing by the County Planning Authority, should any trees or shrubs planted as part of the landscape scheme, die, be removed become damaged or seriously diseased within five years of the initial planting they shall be replaced in the next planting season with others of a similar size and species
6. No development shall take place on the extended Caudlewell SPS site until the improvements to the access with the Stratford Road and the widening of the access road serving the site have been completed in accordance with the details

shown on the plan reference number T3368801 – AC202 submitted with this application.

7. Within six months of the completion of the works hereby approved at Caudlewell SPS or within two years of the commencement of development, whichever is sooner, the works shown on the plan reference number T3368801 – AC202 submitted with this application which are described as temporary on the said plans shall be removed and once removed the land on which they are located shall be restored in accordance with Conditions 2 and 4 of this consent.
8. The trees identified in the bat survey submitted to support this planning application as potential bat habitat and those trees identified to be retained by the landscape plan approved under Condition 2 of this permission shall be protected during the entire period of construction work by the erection of protective fencing details of which (both design and location) shall first have been submitted to and approved by the County Planning Authority prior to the erection of any fencing.

Reasons

1. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of highway safety.
3. In order to protect the visual amenities of the locality.
4. To ensure a satisfactory standard of development.
5. In order to protect the visual amenities of the locality.
6. In the interests of highway safety.
7. In order to protect the visual amenities of the locality.
8. In order to ensure the protection of trees of amenity value and of value as wildlife habitat.

Notes to the Applicant

1. If any evidence of bats is found in any of the buildings, or if mature trees (including fruit trees) that are likely to be affected by any work, (e.g. felling or lopping work), it is important to survey the building/trees for the presence of bats, prior to any work starting, as bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and are also deemed European Protected Species.
2. It should be ensured that there is no contamination of the river Stour either during or after development. Works should comply with the Environment Agency's Pollution Prevention Guidelines on works near watercourses. Further advice should be sought from the Environment Agency.

Development Plan Policies and Proposals Relevant to the Decision to Grant Permission

Warwickshire Structure Plan 1996 – 2011

- (i) ER1 (Natural & Cultural Environmental Assets)

Stratford on Avon Local Plan Review 1996 – 2011 Revised Deposit Draft

- (i) PR.1 (Landscape and Settlement Character)
- (ii) EF.10 (Trees, Woodlands and Hedgerows)
- (iii) CTY.1 (Control over Development in the Countryside)

Reasons for the Decision to Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the development plan and there are no contrary material considerations sufficient to require refusal.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the Committee report.